



Calverton Road  
Arnold, Nottingham NG5 8FF

**£375,000 Freehold**

A THREE BEDROOM DETACHED FAMILY PROPERTY ON A SPACIOUS PLOT.



Robert Ellis are pleased to bring to the market this beautifully presented detached cottage, set on a generous corner plot within this highly sought-after location of Arnold. A home that perfectly blends original character with modern living, offering versatile accommodation ideal for families.

The property offers three spacious double bedrooms and three reception rooms, including a cosy snug and a charming living room complete with exposed beams and a feature fireplace. The dining room provides an excellent space for family gatherings and links through to a fitted kitchen, Neff appliances newly installed in 2023 and still under warranty, alongside a useful utility room. To the ground floor there is also a convenient W/C.

To the first floor, the light and airy landing leads to three well-proportioned bedrooms and a modern three-piece family bathroom suite.

Standing on a mature plot, the home enjoys a gravelled driveway, detached garage, and a south-facing landscaped rear garden with lawn, gravelled patio, and established planted borders – ideal for entertaining and outdoor living.

Located within easy reach of Arnold's excellent range of schools, shops, and transport links, this is a property that truly must be viewed to be fully appreciated.



### Entrance Hallway

5'11 x 2'7 approx (1.80m x 0.79m approx)

Glazed stable style door to the front with side window, radiator, laminate flooring, beams to the ceiling, wall light points, useful understairs storage cupboard, stairs to the first floor and panelled doors to:

### Snug

10'5 x 12'3 approx (3.18m x 3.73m approx)

UPVC double glazed windows to the front and side, wall light points, beams to the ceiling, laminate flooring, decorative fireplace with wooden mantle over, panelled door to:

### Rear Lobby

3'2 x 7'2 approx (0.97m x 2.18m approx)

Ceiling light point, beams to the ceiling, laminate flooring, door to kitchen, snug and cloaks/w.c.

### Cloaks/w.c.

3'10 x 7'2 approx (1.17m x 2.18m approx)

UPVC double glazed window to the side, low flush w.c., vanity wash hand basin with storage below, tiled floor, chrome heated towel rail, ceiling light points, beams to the ceiling, tiled splashback.

### Kitchen

15'8 x 7'4 approx (4.78m x 2.24m approx)

Two UPVC double glazed windows to the rear, re-fitted kitchen benefiting from having a range of contemporary white handle-less doors with wooden work surface over, 1½ bowl sink and drainer with swan neck mixer tap, recessed spotlights to the ceiling, Neff induction hob with stainless steel and glass extractor above, integrated Neff oven, integrated microwave and integrated warming drawer, space and point for a free standing fridge freezer, radiator, space for a dining table, laminate flooring, integrated dishwasher and ample storage space.

### Dining Room

11'4 x 12'1 approx (3.45m x 3.68m approx)

UPVC double glazed window to the front, wood flooring, beams to the ceiling, double radiator, ceiling light point and panelled doors to living room and utility area.

### Utility

6' x 8'9 approx (1.83m x 2.67m approx)

UPVC double glazed window to the rear, range of matching wall and base units incorporating a laminate work surface above, stainless steel sink with mixer tap, wall mounted Worcester Bosch combination boiler, quarry tiled floor, space and plumbing for an automatic washing machine and free standing tumble dryer, space and point for a free standing fridge and freezer, beams to the ceiling, ceiling light point.

### Living Room

11'11 x 12' approx (3.63m x 3.66m approx)

UPVC double glazed window to the front with glazed door to garden, additional UPVC double glazed window to the rear, beams to the ceiling, exposed brick fireplace, quarry tiled hearth, cast iron multi fuel burner, double radiator, wall light points.

### First Floor Landing

UPVC double glazed window to the front, ceiling light point, wall light points, panelled doors to:

### Bedroom 1

12'4 x 11'11 approx (3.76m x 3.63m approx)

UPVC double glazed window to the front, ceiling light point, radiator, steps down to walk-in wardrobe.

### Walk-in Wardrobe

5'1 x 9'1 approx (1.55m x 2.77m approx)

Radiator, Velux style window to the rear.

### Bedroom 2

10'10 x 12' approx (3.30m x 3.66m approx)

UPVC double glazed window to the front, ceiling light point, double radiator.

### Bedroom 3

9'4 x 11'3 approx (2.84m x 3.43m approx)

Double radiator, ceiling light point, built-in wardrobes providing ample additional storage.

### Bathroom

9' x 6'1 approx (2.74m x 1.85m approx)

Three piece suite comprising panelled bath with electric shower over, semi recessed vanity wash hand basin with storage cupboard below, low flush w.c., tiled floor, tiled splashbacks, part panelling to the walls, radiator, ceiling light point and extractor fan.

### Outside

The property sits on a good size plot with spacious double driveway to the front set behind a fence, wrap around garden laid mainly to lawn, raised flower beds and enclosed seating areas

### Council Tax

Gedling Borough Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKy, Virgin

Broadband Speed - Standard 15mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

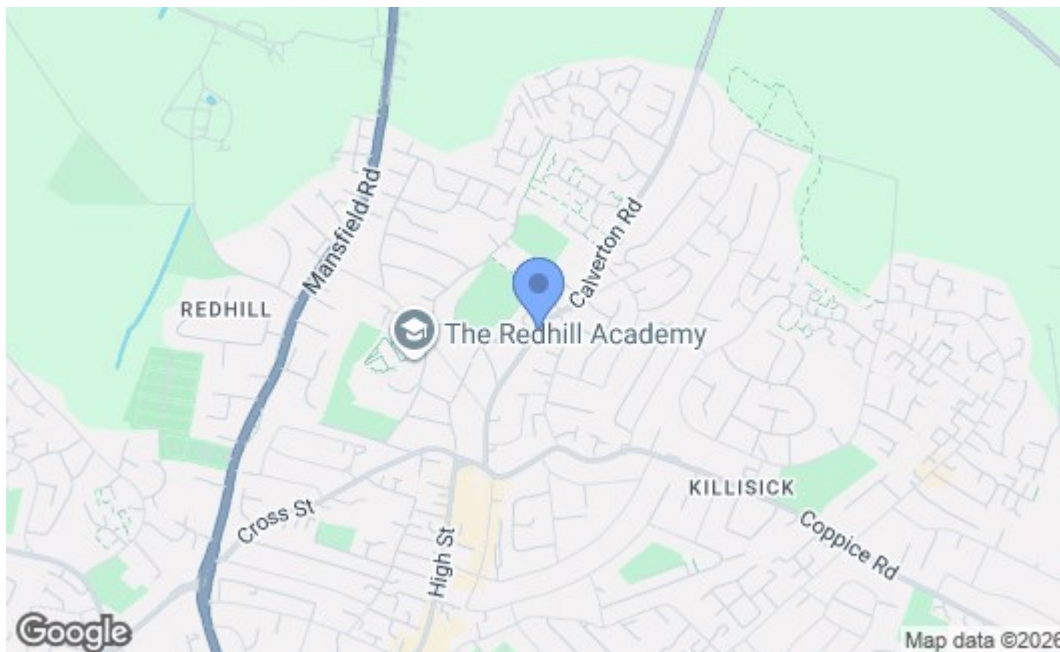
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.